



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- ☒ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☐ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☒ Multi-Family Residential
- ☒ Commercial/Industrial

3. No. of Parcels Proposed: Two

4. No. Of Buildable Lots Proposed: Two

5. Zoning District: Planned Unit Development (PUD)

6. Current Owner of Property: MID-TOWN CENTER LLC

Address: 2450 Rimrock Rd Suite 100, Madison, WI 53713

Phone No: (608) 258-5580

7. Contact Person: Matt Meier

Email: mdm@alexandercompany.com

Address: 2450 Rimrock Rd Suite 100, Madison, WI 53713

Phone No: (608) 258-5580

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Matthew D Meier

Matthew D. Meier

Owner's or Authorized Agent's Signature

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: July 19, 2022

Ordinance Section No. _____ Fee Paid: \$ 910⁰⁰

Permit Request No. CS-2463-22

Receipt No: 18.000513

Jul 21, 2022

MEIER, MATT

LICENSES & PERMITS

CS-2463-22 910.00

Total: 910.00

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CHECK

Check No: 1466 910.00

Payor:

MID-TOWN CENTER LLC

Total Applied: 910.00

Change Tendered: .00

=====

07/21/2022 03:46PM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200



July 19, 2022

Ms. Deanna Schmidt
City Planner & Zoning Administrator
City of Fitchburg Planning Division
5520 Lacy Road
Fitchburg, WI 53711

**Subject Novation Campus Multi-Family & Greater Heights Climbing Gym CSM Application
Letter of Intent
Town of Madison, WI 53713
JSD Project No. 22-11649**

Ms. Deanna Schmidt,

The following is submitted in conjunction with the application for Certified Survey Map (CSM) review and approval by City of Fitchburg Staff, Planning Commission & Common Council.

Organizational Structure:

Owner	The Alexander Company	Owner:	Jonathan Landis
(Mixed Use)	2450 Rimrock Road Suite 100	(Gym)	6525 Bettys Lane
	Madison, WI 53713		Madison, WI 53711
	Attn: mdm@alexandercompany.com		Attn: jonathan@ghclimbing.com
Survey/Civil/ Landscape	JSD Professional Services, Inc.	Architect:	Dan Beyer Architects
	161 Horizon Drive, Suite 101		225 E St Paul Ave,
	Verona, WI 53593		Milwaukee, WI 53202
	Attn: kevinyeska@jsdinc.com		Attn: dan@danbeyerarchitects.com

Project Description:

The subject proposal is located at parcel number 070936322780 and 070936322890 at the NW corner of 89th Degree Street and Rimrock Road in the Town of Madison. The subject lands are currently vacant and lie adjacent to Meriter Business Center (west) and Briarpatch Youth Services (south). The subject lands total 3.274 acres.

The applicant is seeking approval of a two (2) lot CSM to establish a **mixed-use: multi-family and live/work apartment complex** and **climbing gym** south of Lake George within the Novation Campus. The 45-60 unit, 3-4 story mixed-use building will be oriented adjacent to Novation Parkway with approximately 69 parking stalls to its east and a parking access drive to its north. The single-story, 12,000 SF climbing gym will be situated along 89th Degree Street and Rimrock Road and have approximately 54 parking stalls to support its use. Conventional slab on grade construction is anticipated. Material selections, final unit counts, square footages, and parking demands are subject to change as the development team prepares a Specific Implementation Plan to Dane County Zoning.



Project Schedule:

City of Fitchburg Certified Survey Map Application: July 19, 2022
Dane County Zoning SIP & CSM Application: August 9, 2022
City of Fitchburg Planning Commission (CSM): August 16, 2022
City of Fitchburg Common Council (CSM): August 23, 2022
Dane County ZLR (CSM): August 23, 2022
Groundbreaking: October 1, 2022

Thank you for your time and consideration of this project. Please let us know if you have questions as you begin your review.

Sincerely,

JSD Professional Services, Inc.

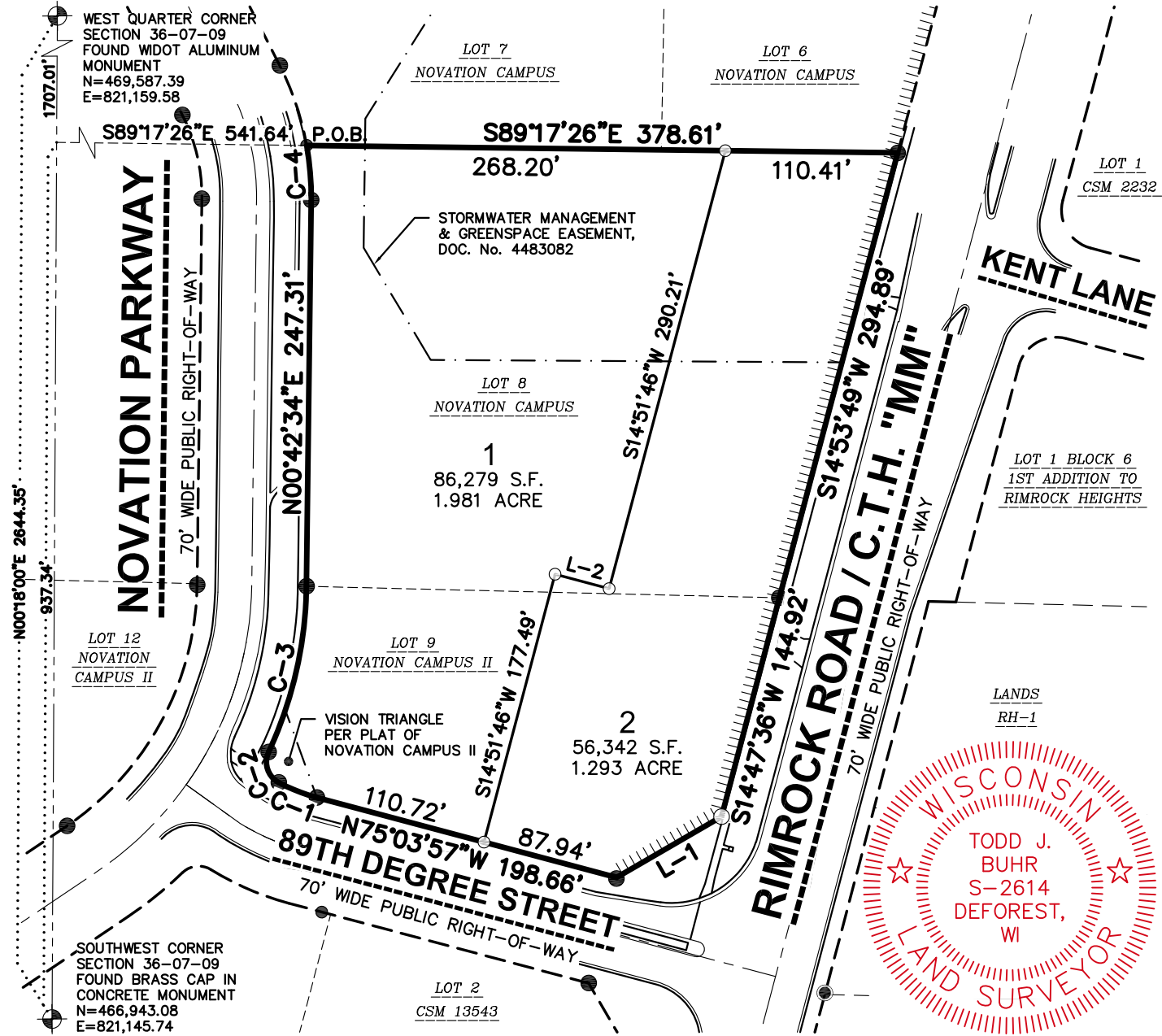
A handwritten signature in blue ink, appearing to read 'Kevin Yeska', is written over a horizontal line.

Kevin Yeska, PLA, ASLA
Project Consultant / Landscape Architect

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT'S 8 AND 9, NOVATION CAMPUS II, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	26.25'	115.00'	13°04'34"	26.19'	N68°31'40"W
C-2	22.77'	15.00'	86°58'10"	20.64'	N18°30'19"W
C-3	109.68'	258.93'	24°16'15"	108.87'	N12°50'39"E
C-4	35.18'	185.00'	10°53'44"	35.13'	N04°44'18"W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S59°52'48"W	77.76'
L-2	N75°03'57"W	35.88'

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1 1/4" x 30" REBAR SET (4.30 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

- FIELD WORK PERFORMED ON JUNE 15 AND 17, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, WHICH BEARS N00°18'00"E.
- PER PLAT OF NOVATION CAMPUS II:
 - ALL NON-BUILDING IMPROVEMENTS (ie PARKING LOTS, DRIVE LANES) ON LOTS 6, 7 AND 8 SHALL BE SET AT OR ABOVE THE 100-YEAR STORM EVENT ELEVATION OF 18.0 FEET. THE LOWEST FLOODABLE STRUCTURE OPENING IN THE BUILDING (ie

- FINISHED FLOOR ELEVATION, DOOR THRESHOLD, WINDOW SILL) SHALL BE A MINIMUM OF 2- FEET ABOVE THE 100-YEAR STORM EVENT ELEVATION, OR 20.0 FEET. ELEVATIONS ARE BASED ON CITY OF MADISON DATUM. USGS DATUM = CITY OF MADISON DATUM + 845.60
- "COUNTY TRUNK HIGHWAY "MM" IS A CONTROLLED ACCESS HIGHWAY PERSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES."
 - ALL LOT WITHIN THE PLAT ARE SUBJECT TO RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOCUMENT No. 4472984.

SURVEYED BY: JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: THE ALEXANDER COMPANY, INC. 2450 RIMROCK RD, STE 100 MADISON, WI 53713	PROJECT NO: 22-11649 FIELDBOOK/PG: - SHEET NO: 1 OF 4	SURVEYED BY: CMD DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SECTION 36, AFORESAID; THENCE NORTH 00°18'00" EAST, ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 937.34 FEET; THENCE SOUTH 89°17'26" EAST, 541.64 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NOVATION PARKWAY AND THE NORTHWEST CORNER OF LOT 8, AFORESAID, AND THE POINT OF BEGINNING; THENCE SOUTH 89°17'26" EAST ALONG THE NORTH LINE OF SAID LOT, 378.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RIMROCK ROAD AND THE NORTHEAST CORNER OF LOT 8, AFORESAID; THENCE SOUTH 14°53'49" WEST ALONG SAID LINE, 294.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF LOT 9, AFORESAID; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 14°47'36" WEST, 144.92 FEET; THENCE SOUTH 59°52'48" WEST, 77.76 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 89TH DEGREE STREET; THENCE NORTH 75°03'57" WEST ALONG SAID LINE, 198.66 FEET TO A POINT OF CURVE; THENCE 26.25 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT SUBTENDED BY A LONG CHORD BEARING NORTH 68°31'40" WEST, 26.19 FEET TO A POINT OF COMPOUND CURVE; THENCE 22.77 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT SUBTENDED BY A LONG CHORD BEARING NORTH 18°30'19" WEST, 20.64 FEET TO A POINT OF REVERSE CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF NOVATION PARKWAY; THENCE 109.68 FEET ALONG THE ARC OF A 258.93 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING NORTH 12°50'39" EAST, 108.87 FEET; THENCE NORTH 00°42'34" EAST ALONG SAID LINE, 247.31 FEET TO A POINT OF CURVE; THENCE 35.18 FEET ALONG THE ARC OF A 185.00 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING NORTH 04°44'18" WEST, 35.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 142,621 SQUARE FEET OR 3.274 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF THE ALEXANDER COMPANY, INC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF MADISON, DANE COUNTY, WISCONSIN.



TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

THE ALEXANDER COMPANY, INC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID THE ALEXANDER COMPANY, INC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2022.

BY: _____
[_____] , MANAGING MEMBER

STATE OF WISCONSIN) SS
[_____] COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 2022, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED THE ALEXANDER COMPANY, INC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, [_____] COUNTY, WISCONSIN

MY COMMISSION EXPIRES

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
THE ALEXANDER COMPANY, INC.
2450 RIMROCK RD, STE 100
MADISON, WI 53713

PROJECT NO: 22-11649
FIELDBOOK/PG: -
SHEET NO: 2 OF 4

SURVEYED BY: CMD
DRAWN BY: CJO
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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BY: _____
[_____] , MANAGING MEMBER


STATE OF WISCONSIN) SS
[_____] COUNTY) SS

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NOTARY PUBLIC, [_____] COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



File: I:\2022\2211649\DWG\Survey Sheets\2211649 P-CSM.dwg Layout: CSM 3 of 4 User: colsen Plotted: Jul 19, 2022 -- 7:41am

<div>SURVEYED BY:</div> <div><div>MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060</div></div>	<div>SURVEYED FOR:</div> <div>THE ALEXANDER COMPANY, INC.</div> <div>2450 RIMROCK RD, STE 100 MADISON, WI 53713</div>	<div>PROJECT NO:</div> <div>22-11649</div> <div>FIELDBOOK/PG:</div> <div>-</div> <div>SHEET NO:</div> <div>3 OF 4</div>	<div>SURVEYED BY:</div> <div>CMD</div> <div>DRAWN BY:</div> <div>CJO</div> <div>CHECKED BY:</div> <div>TJB</div> <div>APPROVED BY:</div> <div>TJB</div>	<div>VOL. _____ PAGE _____</div> <div>DOC. NO. _____</div> <div>C.S.M. NO. _____</div>
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CITY OF FITCHBURG COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF FITCHBURG COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF FITCHBURG.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF FITCHBURG ON THIS _____ DAY OF _____, 2022.

PATTI ANDERSON, CLERK

DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF _____, 2022.

DANIEL J. EVERSON, ASSISTANT ZONING ADMINISTRATOR

TOWN OF MADISON BOARD APPROVAL CERTIFICATE

RESOLVED THAT THISA CERTIFIED SURVEY MAP, WHICHJ HAS BEEN DULY FILED FOR THE APPROVAL OF THE TOWN OF MADISON BOARD, BE AND THE SAME HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF MADISON ON THIS _____ DAY OF _____, 2022.

RENEE SCHWASS, CLERK
TOWN OF MADISON



SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
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MADISON, WI 53713

PROJECT NO: 22-11649
FB/PG: -
SHEET NO: 4 OF 4

SURVEYED BY: CMD
DRAWN BY: CJO
CHECKED BY: TJB
APPROVED BY: TJB

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20__ AT _____ O'CLOCK __M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

NOVATION MULTI-FAMILY AND CLIMBING GYM CSM APPLICATION
TOWN OF MADISON
July 19, 2022

LEGAL DESCRIPTION

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DATE: 07/18/2022
PROJECT NO: 2206-002

NOVATION

2625 RIMROCK ROAD
MADISON, WISCONSIN

DAN BEYER ARCHITECTS